



THE
A-TEAM

**RE/MAX
FIRST**

221 CROWN CREEK Lane, Fort McMurray T9K 2T9

MLS® #: **A2182638** Area: **Timberlea** Listing Date: **12/07/24** List Price: **\$567,890**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,989 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,355**
 Low Sqft:
 Ttl Sqft: **1,355**

DOM

14
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Floor Furnace,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **See Remarks**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **See Remarks**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	9`6" x 11`5"	Bedroom - Primary	Main	13`0" x 13`11"
Bedroom	Main	9`6" x 12`9"	Bedroom	Basement	12`4" x 8`3"
Bedroom	Basement	10`0" x 16`3"	Family Room	Basement	37`10" x 12`8"
Great Room	Main	16`6" x 14`5"	Dining Room	Main	12`0" x 12`5"
Kitchen	Main	12`7" x 12`5"	4pc Bathroom	Basement	
Laundry	Basement		Foyer	Main	9`3" x 7`2"

Title: **Fee Simple**
 Legal Desc: **0425986**

Zoning: **R1S**

Remarks

Pub Rmks: **WOW! LOCATION! LOCATION! LOCATION! The PERFECT Family home awaits! Imagine looking out your backyard and seeing your kids walk to school! This location backs on to the school field and is within walking distance to Elementry through High School, Independent Groceries, Bus Route, and a hop skip and jump to Stonecreek Landing with shopping, and so much more! This home features 5 bedrooms, 3 full bathrooms comes with 3 fireplaces (2 are gas and one is electric) Picture entertaining your family and friends as you welcome them from the spacious front foyer leading to the great room that feels spacious with vaulted ceilings and a cozy gas fireplace, surrounded with hardwood floors. How about hanging out in the kitchen that is PERFECT FOR THE CHEF of the family with beautiful granite countertops, complimented by tiled backsplash and tons of cabinets, and surrounded with beautiful tile flooring. Your kids will LOVE their spacious bedrooms to hang out doing homework or with their friends. For the King and Queen of the home after a hard days work soak your day away in the Primary bedrooms ensuite that offers a soaker tub, upgraded with granite countertops, beautiful cabinetry. The Primary Bedroom also has double closets. How about movie night or game night hanging out with your family in the huge family room and cozy up to your very own gas fireplace on one side of the room or electric fireplace on the other side of the room. How cool is that! The basement feels open and spacious with the high ceilings, large above-ground windows. For your guests or extended family there are two more bedrooms and another bathroom! So many things to love about this home including the laundry room with a sink. Other updates to this home include new front and rear doors, a new Hot water tank in 2018, new shingles in 2019. Bonus includes attached central a/c, heated double garage, fenced yard and more! ACT NOW! This is one home is MOVE IN READY and is a MUST HAVE to ADD to your SHOPPING LIST! CALL TODAY AND START PACKING!**

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER/DRYER, HEATER IN GARAGE, CENTRAL A/C**
 Property Listed By: **RE/MAX FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









